

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49171

Property Information

property address: 1201 S TEXAS AVE
legal description: WINTER BLOCK 7, LOT 1 (PT OF)
owner name/address: KAVANAUGH, M S & VADA
11901 N DOWLING RD
COLLEGE STATION, TX 77845-8555
full business name: Trucks Plus used Cars & Trucks
land use category: comm/retail type of business: used car sales
current zoning: C3 occupancy status: occupied
lot area (square feet): 11769 frontage along Texas Avenue (feet): 155
lot depth (feet): 80 sq. footage of building: 228
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
NO NO

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): wood
building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☒ yes ☐ no (specify) pipe fence, wood fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 2 type/material of sign: #1 metal #2 electronic
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: _____
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☒ no
overall condition: fair
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) big pit
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

